

12. AND IT IS FURTHER COVENANTED, That the rights and remedies hereunder are cumulative and adoption of any one or more of the said remedies shall not impair the other rights and remedies herein conferred upon the mortgagee, or otherwise given by law, all or any of which remedies may be pursued separately or concurrently.

13. AND IT IS FURTHER COVENANTED, That the Note herein secured or any part of the principal or interest thereof, or any other item secured hereunder, may be renewed from time to time by the mortgagee at his or its option at the request of the then owners of the mortgaged property, or at the request of any party bound thereon, without the consent of or notice to other parties bound thereon and without releasing them from any liability then existing.

14. AND IT IS FURTHER COVENANTED, That in the event of the passage after date of this mortgage of any law of the State of South Carolina deducting from the value of land for the purpose of taxation any lien thereon or changing in any way the laws now in force for the taxation of mortgages for state or local purposes or the manner in the collection of any such taxes so as to make it obligatory on the mortgagee to pay such tax, then, the whole of the principal sum secured by this mortgage together with the interest accrued thereon shall, at the option of the mortgagee after thirty days' notice to the mortgagor, become due and payable.

JCB

WJA